

SCHEDULE OF WORKS

Address: Former Schoolroom, Chapel Street, Belper

Client name: Mr R Lane

Project: Change of use & associated alterations

Issued date: July 2026

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1. Introduction

The proposed works relate solely to the former schoolroom building situated within the curtilage of the Grade II listed Central Methodist Church. The works are intended to facilitate the sensitive conversion of the building into a single residential dwelling whilst preserving and enhancing its contribution to the setting of the listed building, the Belper and Milford Conservation Area and the Derwent Valley Mills World Heritage Site.

Unless otherwise stated, all existing historic fabric will be retained and protected during the course of the works. Repairs shall be undertaken using traditional materials and techniques where appropriate, with all new external materials selected to complement the historic character of the building.

2. Structural Works

- Carefully demolish and remove the existing modern flat roof extension.
- Make good any openings exposed following demolition works using matching masonry and materials appropriate to the existing building.
- Remove the existing chimney stack and make good the roof structure and finishes.
- Construct a new pitched roof over the existing flat roof element to match the form and pitch of the adjacent roof.
- Undertake all structural alterations required to facilitate the proposed conversion in accordance with the Structural Engineer's details.
- Make good all disturbed masonry, structural junctions and roof construction following the completion of structural works.

3. Internal Works

- Convert the former schoolroom into a single residential dwelling in accordance with the accompanying drawings.
- Construct new internal timber stud lining to external walls where required to accommodate insulation and associated linings, ensuring that the historic fabric is retained and any intervention is kept to the minimum necessary.

- Undertake thermal upgrades to the building fabric where required to meet the relevant Building Regulations, using materials and methods that minimise impact on the historic fabric.
- Form new internal partitions as required.
- Install new plumbing, heating, electrical and ventilation services.
- Install new kitchen, bathroom and associated domestic accommodation.
- Retain existing structural and historic features wherever practicable.

4. External Works

Roof

- Complete the new pitched roof using materials to match the existing roof in colour, profile and finish.
- Install photovoltaic panels to the south-facing roof slope.
- Install associated lead flashings, fascias, soffits and rainwater goods.

Walls

- Remove defective or inappropriate render where required.
- Repair and clean existing masonry where necessary using appropriate methods to avoid damage to the historic fabric.
- Apply a breathable lime render finish to external walls, using materials and workmanship appropriate to the age and character of the building.
- Make good all external finishes following demolition and structural alterations.

Windows & Doors

- Repair and retain existing timber windows wherever practicable.
- Install new painted timber windows where replacement is necessary, matching the existing proportions, glazing pattern and detailing.
- Install new painted timber external doors where shown on the accompanying drawings.

Flue

- Install a new external flue in the approved location, finished in black powder-coated metal (or similar approved finish) to minimise visual impact.

5. External Site Works

- Form the approved private amenity space and parking area.
- Install new boundary treatments in accordance with the approved site plan.
- Reinstate all disturbed external surfaces following completion of the works.

6. Conversion Principles

- All repairs shall be undertaken on a like-for-like basis wherever practicable.
- Existing historic fabric shall be retained wherever possible and replaced only where beyond reasonable repair.
- New work shall be carefully integrated to remain visually subordinate to the historic building.
- Any previously concealed historic fabric or features uncovered during the works shall be reported to the Local Planning Authority and works within the affected area shall cease until an appropriate course of action has been agreed.